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## **WARTBURG BREAKS GROUND ON THE WALTEMADE RESIDENCE: 102 NEW AFFORDABLE AND SUPPORTIVE HOMES FOR SENIORS IN MOUNT VERNON**

Mount Vernon, NY (October 28, 2025) Wartburg announced today the start of construction on the Waltemade Residence, a \$74 million redevelopment project that will create 102 affordable apartments for seniors and 30 supportive units for older adults experiencing homelessness. Located on Wartburg's historic 34-acre campus, the project transforms a legacy skilled nursing facility into an energy-efficient, all-electric residential building-advancing Wartburg's mission to help older adults live independently with dignity, stability, and purpose.

Developed in partnership with Rockabill Development, LLC, and supported by New York State Homes and Community Renewal (HCR), Westchester County, and the City of Mount Vernon, the Waltemade Residence reflects a shared commitment to sustainable design, adaptive reuse, and compassionate care. HCR is supporting the construction of Waltemade Residence with \$24.2 million in equity raised through its Federal Low-Income Housing Tax Credit Program; \$5.4 million in equity raised through its State Low-Income Housing Tax Credit Program; \$2.3 million from the Supportive Housing Opportunity Program, and \$12.5 million from the Senior Housing Program. Westchester County's Housing Flex Fund is also providing just over \$8.1 million, as well as \$600,000 from Mount Vernon's HOME fund that is administered by the city's Urban Renewal Agency.

The Waltemade Residence will serve residents aged 62 and older with household incomes up to 80% of the Area Median Income. Thirty of the units will provide supportive services for seniors with chronic conditions or physical disabilities who have experienced homelessness, made possible through the Empire State Supportive Housing Initiative (ESSHI) under the New York State Department of Health.

Residents will enjoy modern, accessible apartments with broadband internet, a fitness center, art studio, and laundry facilities. They will also benefit from access to Wartburg's scenic walking paths, gardens, community programs, and shuttle service to local grocery stores, banks, and medical facilities.

"We are grateful that our public and private sector partners share our vision to reposition senior care and housing while strengthening existing infrastructure," said **Dr. David J. Gentner, Wartburg President and CEO**. "As we begin renovations, we celebrate an exciting milestone in our commitment to serve future generations of seniors with the housing, community, and support they need."

**Robert Ranieri, Wartburg's Board Chair** said, "This funding completes the capital stack for Wartburg's adaptive reuse project and this vital aspect of the master planning which expands Wartburg's



affordable housing for seniors in our primary market area. We are grateful for the support of the Governor and for her continued commitment to affordable housing for seniors in our state.”

**Dr. Nicholas Cicchetti, Wartburg’s Foundation Board Chair said,** “Wartburg’s commitment to affordable, sustainable housing is being recognized at a time when many seniors struggle to afford quality housing here in Westchester. We are grateful for the Governor’s support of our vision and eager to move forward with this project.”

**New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas** commended the project’s collaboration: “Under Governor Hochul’s leadership, seniors in Mount Vernon will have an affordable, safe, and accessible place to call home on the beautiful Wartburg campus. Thank you to Wartburg and Rockabill Development, as well as County Executive Jenkins and Mayor Patterson-Howard, for helping to repurpose an existing building that will create more than 100 units and enable seniors to age in place in their own community.”

**Westchester County Executive Ken Jenkins** emphasized the project’s dual commitment to sustainability and social impact: “Westchester County is proud to support the Waltemade Residence project, which brings critically needed affordable and supportive housing to our senior community. By repurposing existing structures and embracing sustainable design, we’re setting a standard for meeting housing needs while addressing environmental goals.”

**Mount Vernon Mayor Shawyn Patterson-Howard added,** “The Waltemade Residence embodies what progress looks like in Mount Vernon—preserving our history while creating opportunity for our seniors to live with dignity, stability, and support. Through strong partnerships with Wartburg, Westchester County, New York State, and the Urban Renewal Agency, we’re demonstrating how innovation and compassion can come together to build a city that truly cares for its people.”

**New York State Health Commissioner Dr. James McDonald said,** “Governor Hochul’s commitment to energy-efficient, affordable and supportive housing is a tremendous asset for communities across New York. It is essential that aging New Yorkers have the ability to transition comfortably into later stages of life. The numerous independent living options at the Waltemade Residence will help ensure those needs are met.”

**Senator Charles Schumer said,** “Every family in Mount Vernon deserves a safe and affordable place to call home. I’m proud that the federal Low-Income Housing Tax Credit that I worked hard to protect and expand has delivered millions to help convert a former nursing facility into more than 100 affordable and energy-efficient units. High housing costs are a key driver of inflation so we must build more housing for working people to bring down those high prices. I applaud Governor Hochul’s work increasing access to housing for working families in Mount Vernon and across the Hudson Valley, and I will continue working to deliver federal resources to deliver more affordable housing across New York.”

**Senator Kirsten Gillibrand said,** “Our seniors have spent their entire lives contributing to our communities, and they deserve access to high-quality and affordable housing options that allow



them to age with dignity. Waltemade Residence will help expand access to supportive services, combat skyrocketing housing costs, and boost Mount Vernon's economy. I am proud to support this project and will continue fighting for federal resources that help ensure every New Yorker has a place to call home."

**Senator Jamaal T. Bailey said,** "The Waltemade Residence, in Mount Vernon, is a shining example of how we can meet the urgent housing needs of our seniors with dignity, respect, and care," said "By transforming underutilized space into a place of community, we are not only creating energy-efficient and affordable homes but also honoring the commitment to ensuring every New Yorker has the opportunity to live safely and independently. I'm proud to support this investment in Mount Vernon and thank Governor Hochul, HCR, and all the partners who are bringing this to life."

**Assemblyman J. Gary Pretlow said,** "The Waltemade Residence represents the kind of forward-thinking investment that strengthens Mount Vernon's future while honoring our seniors. By transforming an underused facility into affordable, energy-efficient housing, this project not only expands access to safe and supportive homes but also revitalizes our community's infrastructure in a sustainable way. I commend Governor Hochul, and all stakeholders for ensuring that older residents can live with dignity, stability, and the services they deserve right here in Mount Vernon."

Founded in 1866, Wartburg has evolved from an orphan farm school into a leading provider of senior care and housing, offering independent living, assisted living, rehabilitation, memory care, and adult day services.

The new residence pays tribute to Henry G. and Jeannette Waltemade, whose generous bequest helped establish the original skilled nursing facility that once bore their name. This transformation of that same structure into modern senior housing continues Wartburg's long-standing tradition of turning compassion into action.

### **About Wartburg**

Nestled in Mount Vernon, NY, Wartburg stands apart with its holistic approach to senior living and healthcare. Unlike other adult communities, Wartburg offers a vibrant 34-acre campus where residents enjoy integrated services that extend well beyond typical care. Whether it is independent living, assisted living, rehabilitation or adult day care, Wartburg's continuum of care is designed to meet diverse needs with excellence. Their dedication to families extends beyond medical care, providing robust caregiver support at every stage. Recognized as one of the "Best Nursing Homes in New York State" by U.S. News & World Report for a remarkable fourteen years running, Wartburg continues to set the standard in senior care, fostering a community where well-being thrives. Wartburg's most recent development, the Berkemeier Living Center, features 64 state-of-the-art residences for those living with Alzheimer's Disease and related dementia. Each floor is designed as a small-scale household, providing an intimate and comfortable feel for the residents, staff, and families. Key planning elements such as short walking distances, oversized windows for increased natural light, and enhanced views are included in the design to help support a healing environment. Additionally, each household features its own living, dining and kitchen space, as well as gathering lounges. The ground floor includes an event space, music therapy and creative aging room.

Website: [www.wartburg.org](http://www.wartburg.org)

Facebook: [facebook.com/thewartburg](https://facebook.com/thewartburg)

Instagram: [instagram.com/wartburgadultcare](https://instagram.com/wartburgadultcare)

YouTube: [youtube.com/wartburgny](https://youtube.com/wartburgny)

LinkedIn: [linkedin.com/company/the-wartburg-adult-care-community](https://linkedin.com/company/the-wartburg-adult-care-community)

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From left to right: Jeannette Carlson, Wartburg Board Member, Dr. Nicholas Chiccetti, Wartburg Foundation Board Chair, Diane Carletti-Romer, Wartburg Board Member, Mount Vernon Mayor Shawyn Patterson-Howard, Wartburg CEO David J. Gentner, EdD, Bonnie Schwartz, Wartburg Board Member, Dawn Graham, Wartburg Board Member, Westchester County Executive Ken Jenkins, and Thomas Roth, Wartburg Board Member